



SHOWROOM/WAREHOUSE WITH SECURE LARGE YARD AVAILABLE IN MANSFIELD TOWN CENTRE

FHP Property Consultants have been instructed to market a well-positioned showroom, warehouse and trade counter premises on Rock Valley, Pelham Street, Mansfield (NG18 2HA), presenting an excellent opportunity to secure a unique commercial property close to Mansfield town centre.

The detached property extends to approximately 4,715ft² across two floors and occupies a prominent elevated position overlooking St Peter's Way, Mansfield's busy inner ring road. The property is located just 8 miles from Junction 28 of the M1 motorway.

The accommodation comprises a ground-floor showroom and storage areas, first-floor offices, additional warehouse space and welfare facilities. Externally, the property benefits from two secure yards capable of accommodating approximately 20 vehicles, providing valuable parking and storage space.

Additional features include:

- Self-contained gated and fenced site
- Two roller shutter loading doors
- Three-phase electricity supply

The property is available to let on a new lease at the quoting rent of **£26,000** per annum.

Jamie Gilbertson, Surveyor at FHP Property Consultants, commented:

"Properties offering this combination of showroom space, warehouse accommodation and extensive secure yard areas are rare within Mansfield town centre. The property's prominent position overlooking the ring road makes it an excellent opportunity for a wide variety of occupiers looking to expand or relocate."

For further information or to arrange a viewing, interested parties should contact Jamie Gilbertson at FHP Property Consultants on 07747 665941 or email jamie.gilbertson@fhp.co.uk.

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